

KNOX_VILLAGE_SENIOR_PROJECT_-_RECOMMENDATION

Michele Babcock, Esq. appeared before the board for this discussion.

MR. ARGENIO: Last thing is Knox Village recommendation. This falls under the senior housing regulations and we have talked about them quite a few times, this plan was distributed to the other members couple weeks ago. Mark, can you share some thoughts with us on it and then I'd like you to follow Dominic please?

MR. EDSALL: First as Mr. Loeb taught me a long time ago when you have something positive to say go ahead and say it. I have to tell the applicant I appreciate the fact that they put a complete package together in good form early because we have been having problems with people putting together the initial applications so there was enough for the board to consider. So it was a presentable set and it's my opinion that it is complete to the standpoint that it is suitable for the board to make a recommendation and the Town Board to consider suggesting that it go through the planning board process. It fits the site and it's a difficult site, the provisions in the code were written for the purpose of providing flexibility for narrow, long lots.

MR. ARGENIO: This is the annex site?

MR. EDSALL: This was annexed from the Town of Cornwall.

MR. ARGENIO: In the back of Knox Village.

MR. EDSALL: And at first blush again we don't have a full site plan, it looks like they worked it out very well. I will say no more.

MR. ARGENIO: Dominic?

MR. CORDISCO: Well, as the board may recall, this is the second project that's come before it under the new senior housing law. The first one was for Warwick properties for the site in Vails Gate. And really for the board to consider tonight is two things, one whether or not the board is inclined to make a positive recommendation to the Town Board. The Town Board is looking for the Planning Board's input as to whether or not this site is suitable for a special use permit for senior housing.

MR. ARGENIO: I think we have talked about that general area being a good location for senior housing.

MR. CORDISCO: That's correct. And the procedure that we followed last time is that the board took a vote and authorized me to prepare a letter which I sent to the Town Board which contained the Planning Board's recommendation to that effect. That would be one step. The second step would be in regards to SEQRA.

MR. ARGENIO: Can I just summarize that? So the first step is that we make a recommendation to the Town Board that the site location is suitable for senior housing, correct?

MR. CORDISCO: Correct.

MR. ARGENIO: Next thing?

MR. CORDISCO: Next thing is if the applicant agrees and they're so inclined to start the SEQRA process just like with the Warwick properties application the planning board was lead agency, the planning board of course has more expertise in reviewing the environmental impacts for a site specific plan which of course will be coming before the board and there are other interested and involved agencies, such as the Town Board and various other state agencies I'm sure

that are going to have some jurisdiction or say in this process. And you can start that by circulating a notice that you declare your intent to be lead agency.

MR. EDSALL: We don't have an application or do we, Michele, formally for site plan approval yet?

MS. BABCOCK: No, you do not.

MR. EDSALL: As soon as we receive the planning board application once they're kind of given the go-ahead from the Town Board we would start that SEQRA process.

MR. ARGENIO: So is it the case that we don't, we're not addressing the second issue tonight?

MR. EDSALL: I don't think you can because we don't have the application.

MR. CORDISCO: We don't have the application, I suppose if you wanted to authorize it subject to receipt of the application and the EAF but we'd have to review it as well.

MR. EDSALL: It doesn't have to be tonight.

MR. ARGENIO: I'd like your idea, Mr. Edsall.

MR. EDSALL: Only because the process was set up so that there's a gate more or less that says that unless the Town Board and the planning board believe this is an appropriate location and the site meets the senior housing regulations, don't bother effectively making a planning board application. Now that you've reached the point where I think both boards are likely to say this looks very positive then we'll look forward to seeing you.

MR. ARGENIO: All right, we have talked about this geography of this area and the availability of services

for seniors in this area, certainly we have talked about it I think it's probably--

MR. VAN LEEUWEN: Is this the third one? We've got another one coming up.

MR. ARGENIO: This is the second live one, one's not alive yet but senior housing is certainly an issue in this town and as I said, we have talked about this, the geography of this location, this general area as being probably a good idea to locate seniors because of the services. I will work my way around the room and I'm going to go this way this time, needs to be in the form of a vote and a motion, is that right?

MR. CORDISCO: Yes, a motion and a vote that would authorize me to prepare the board's recommendations.

MR. ARGENIO: Henry Scheible put your thoughts out there and we'll formalize it.

MR. SCHEIBLE: Well, what we have seen here so far and we discussed it, I sat over there, listened to you guys, sat up here, the location so far as accessibility for the seniors without having to walk too far, take taxis, worry about the bus transportation, I think it's a situation that's worthy of it right there.

MR. BROWN: It falls into the criteria that we're looking for.

MR. GALLAGHER: I agree.

MR. VAN LEEUWEN: I agree.

MR. ARGENIO: I agree too. I'll accept a motion that we offer a positive recommendation to the Town Board that this location is suitable for senior housing.

MR. VAN LEEUWEN: So moved.

MR. GALLAGHER: Second it.

MR. ARGENIO: Motion has been made and seconded. Roll call.

ROLL CALL

MR. SCHEIBLE	AYE
MR. BROWN	AYE
MR. GALLAGHER	AYE
MR. VAN LEEUWEN	AYE
MR. ARGENIO	AYE

MR. ARGENIO: Now the first thing is done. I would like to visit the second thing when we need to visit it. Now I certainly don't want to jam up the applicant but the feeling I'm getting from you Mark is that we're not jamming up the applicant.

MR. EDSALL: It doesn't do any benefit to send it prematurely, as soon as we have a full application we can send it all out.

MR. CORDISCO: Full application should include a long form EAF and since it's a fairly detailed document, it would be premature. And it's hard to say that you're authorizing and, I mean, I don't want to slow anybody down but it's hard to say for the board that you're authorizing circulation of lead agency based on long form EAF that you haven't even seen yet.

MR. EDSALL: It's part of the application but you haven't reviewed it yet.

MS. BABCOCK: We have submitted it with this application to the Town Board.

MR. ARGENIO: It's not been reviewed yet.

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MR. EDSALL: That's correct and the difficulty there's no project number assigned, there's no file at the planning board yet so the bottom line is it's probably a one meeting delay.

MR. CORDISCO: It's as simple as filling an application out for site plan approval.

MR. ARGENIO: No sweat, it's done, it's over with. Anything else? Thank you for coming in.

MS. BABCOCK: Thank you.